

VICINITY MAP
SCALE: N.T.S.

UNPLATTED
OWNER: PIKES PEAK
COMMUNITY FOUNDATION
CHARITABLE RESIDENTIAL
ZONE: A-5

N 00°24'11" W 1938.33'

You have not added
the existing
easements and
structures.

P.O.B.: PARCEL A
N1/4 OF SECTION 14
(SEE NOTE 10)

LOT 1
ST. DOMINIGS
CATHOLIC CHURCH
OWNER: DIOCESE OF
COLORADO SPRINGS
RELIGIOUS WORSHIP
ZONE: A-5

UNPLATTED
OWNER: SOUTHPARK TECHNOLOGICAL CENTER
OWNERS ASSOCIATION
VACANT
ZONE: UNKNOWN

UNPLATTED
OWNER: VENETUCCI VILLAGE LLC
VACANT LAND
ZONE: PUD

UNPLATTED
OWNER: VENETUCCI VILLAGE LLC
VACANT LAND
ZONE: PUD

N 84°47'25" W 1455.02'

S 15°48'38" E
164.23'

S 15°42'45" E
166.22'

S 00°07'56" E
175.58'

UNPLATTED
OWNER: FOUNTAIN CASCADE
PROPERTY LLC
RECREATION/BOWLING ALLEY
ZONE: CC

UNPLATTED
OWNER: AVATAR FOUNTAIN LP
MERCHANDISING, SHOPPING CENTER
NEIGHBORHOOD
ZONE: VC

UNPLATTED
OWNER: AVATAR FOUNTAIN LP
MERCHANDISING, DISCOUNT STORE,
NEIGHBORHOOD SHOPPING CENTER
ZONE: VC

UNPLATTED
OWNER: BANDLEY DEVELOPMENT LLC
AG GRAZING LAND
ZONE: UNKNOWN

S 34°27'20" E 53.43'

S 0°07'59" E 306.67'

SOUTHMOOR DR.
(60' ROW)

US HWY 85 - 87
(275' ROW)

UNPLATTED
OWNER: STATIC LINE
LLC
WAREHOUSE/STORAGE
ZONE: C-2

UNPLATTED
OWNER: SOUTHMOOR
GYA LLC
WAREHOUSE/STORAGE
ZONE: C-2

UNPLATTED
OWNER: BLU SKY
COMMUNITIES LLC
MOBILE HOME PARK
ZONE: MHP

UNPLATTED
OWNER: LORELLA K
PODHOLA TRUST
MOBILE HOME PARK
ZONE: MHP

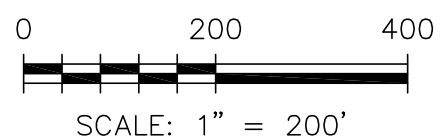
LOT 2 FOUNTAIN VALLEY
SENIOR CENTER FILING NO. 2
OWNER: EL PASO FOUNTAIN VALLEY
CITIZENS ORG
CHARITABLE
ZONE: VC

LOT 1, FOUNTAIN VALLEY
SENIOR CENTER FILING NO. 2
OWNER: ALVARO U & J GUADALUPE DAVILA
SPECIAL PURPOSE-FAST FOOD RESTAURANT
ZONE: VC

PETITIONER/OWNER:
AVATAR EQUITIES
6800 JERICO TURNPIKE
STE 120W #204
SYOSSET, NY 11791-4445

PREPARED BY:
CATAMOUNT ENGINEERING
CIVIL ENGINEER

DAVID MIJARES
COLORADO P.E. 40510



SCALE: 1" = 200'



Add PCD File #

DATE: _____

DRAWN BY:	dbm
SCALE:	1" = 200'
DATE:	09/24/18
JOB NUMBER	17-114
SHEET	1 OF 1
RIVERBEND CROSSING FILINGS NO 1 & 2	
ZONE CHANGE EXHIBIT	
PREPARED FOR:	AVATAR EQUITIES 6800 JERICO TURNPIKE STE 120W #204 SYOSSET, NY 11791-4445
PO BOX 221 WOODLAND PARK, CO 80866 (719) 426-2124	CATAMOUNT ENGINEERING